

Prepared by and return to:
Foreman McInnis & Bense, P.A.
PO BOX 500, LAKE CITY FL 32056

From a legal description provided by
Grantor and without a title search

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Page 1 of 2 B: 1334 P: 897, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of April, 2017 between JOYCE MARIE WINDHAM, hereinafter called the Grantor, and JOHN WINDHAM, whose address is 4219 SE Country Club Road, Lake City FL 32025, hereinafter called the Grantees:

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, **reserving unto the Grantor for and during the natural life of Grantor a life estate in and to the following described land, situate, lying and being in Columbia County, Florida, to-wit:**

AS DESCRIBED IN ATTACHMENT "A" HERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same unto Grantees, subject to the reservation herein reserved by Grantor of a life estate in the above-described lands for and during the natural life of Grantor.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sign Kathrine E Harris
Print Kathrine E Harris
Sign [Signature]
Print Alisha Newman

Joyce Marie Windham (SEAL)
JOYCE MARIE WINDHAM

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 3rd day of April, 2017, by JOYCE MARIE WINDHAM, who produced AD as identification.



[Signature]
Notary Public - State of Florida
Alisha Newman
Print/type name of notary public

DESCRIPTION:

PART OF THE SOUTH 658 FEET OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 31'47"W., ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, A DISTANCE OF 80.01 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1242, PAGE 2197, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING ALSO ON THE NORTH LINE OF AN 80 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE N.89 DEGREES 32'28"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1242, PAGE 2197, AND IT'S WESTERLY EXTENSION, 447.01 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF LANDS DESCRIBED IN ORB 1318, PAGE 376 OF SAID OFFICIAL RECORDS; THENCE N.00 DEGREES 32'24"W., 228.02 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1318, PAGE 376, AND BEING ALSO ON THE MONUMENTED SOUTH LINE OF LANDS DESCRIBED IN ORB 1077, PAGE 2428, OF SAID OFFICIAL RECORDS; THENCE N.89 DEGREES 33'08"W., ALONG SAID SOUTH LINE, 277.90 FEET TO A 5/8" IRON ROD, LB 6685, MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 1077, PAGE 2428; THENCE N.00 DEGREES 31'19"W., 190.87 FEET TO A 5/8" IRON ROD, LB 6885; THENCE N.89 DEGREES 26'04"W., 295.11 FEET TO A 5/8" IRON ROD, LB 6685; THENCE N.00 DEGREES 29'14"W., ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN ORB 1077, PAGE 2428, A DISTANCE OF 158.57 FEET TO A 5/8" IRON ROD, LB 6685, ON THE MONUMENTED NORTH LINE OF THE SOUTH 658 FEET OF SAID SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; THENCE N.89 DEGREES 32'34"W., ALONG SAID NORTH LINE OF THE SOUTH 658 FEET OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND THE SOUTH RIGHT-OF-WAY LINE OF SE OAT PLACE, 267.20 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.00 DEGREES 42'14"E., ALONG THE EAST RIGHT-OF-WAY LINE OF SE COUNTRY CLUB ROAD (A.K.A. COUNTY ROAD NO. 133), AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, 481.03 FEET TO A 5/8" IRON ROD, LB 6685, MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1100, PAGE 2478, OF SAID OFFICIAL RECORDS; THENCE S.89 DEGREES 17'56"E., 129.10 FEET TO A 5/8" IRON ROD, LB 6685; THENCE S.00 DEGREES 29'45"E., 87.44 FEET TO A 5/8" IRON ROD, LB 6685; THENCE N.88 DEGREES 54'26"W., 128.80 FEET TO A 5/8" IRON ROD, LB 6685, ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF SE COUNTRY CLUB ROAD; THENCE S.00 DEGREES 42'14"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 90.40 FEET TO A NAIL AND DISC, LS 4708, ON THE SOUTH LINE OF SAID SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; THENCE S.89 DEGREES 32'28"E., 1285.12 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 9.93 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 80 FEET OF THE ABOVE DESCRIBED LANDS.

Exhibit "A"